024.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,276,000 / 1,276,000
					USE VALUE:	1,276,000 / 1,276,000
					ASSESSED:	1,276,000 / 1,276,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEMANAZ CHRISTOHE &
Owner 2:	CASSET-SEMANAZ FLORENCE
Owner 3:	
Street 1:	72 HENDERSON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEKON LIMITED PARTNERSHIP -
Owner 2:	-
Street 1:	9 REVERE AVE
Twn/City:	WILMINGTON
St/Prov:	MA Cntry:
Postal:	01887

NARRATIVE DESCRIPTION

This parcel contains 5,375 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Clapboard Exterior and 3059 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5375.000	810,300	700	465,000	1,276,000
Total Card	0.123	810,300	700	465,000	1,276,000
Total Parcel	0.123	810,300	700	465,000	1,276,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.20 | /Parcel: 417.2

Legal Description

User Acct

15904

GIS Ref

GIS Ref

Insp Date

05/25/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 024.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	810,300	700	5,375.	465,000	1,276,000	1,276,000	Year End Roll	12/18/2019
2019	101	FV	614,400	700	5,375.	494,100	1,109,200	1,109,200	Year End Roll	1/3/2019
2018	101	FV	614,400	700	5,375.	360,400	975,500	975,500	Year End Roll	12/20/2017
2017	101	FV	614,400	700	5,375.	313,900	929,000	929,000	Year End Roll	1/3/2017
2016	101	FV	137,300	3800	5,375.	267,400	408,500	408,500	Year End	1/4/2016
2015	101	FV	129,600	3800	5,375.	261,600	395,000	395,000	Year End Roll	12/11/2014
2014	101	FV	129,600	3800	5,375.	215,100	348,500	348,500	Year End Roll	12/16/2013
2013	101	FV	129,600	3800	5,375.	204,600	338,000	338,000		12/13/2012

!1976!

PRINT

Date	Time
12/10/20	17:30:23

LAST REV

Date	Time
06/30/17	10:34:08

danam

1976

USER DEFINED

Prior Id # 1:	15904
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEKON LIMITED P	67494-454		6/24/2016		1,180,000	No	No		
GALLINI RUSSELL	66025-143		9/3/2015	Change>Sale	385,000	No	No		
GALLINI DOROTHY	21451-535		10/1/1991	Convenience	1	No	No		Dorothy P Gallini dod 7/4/1996
GALLINI SANTA	9745-456		1/13/1961	Convenience	1	No	No		Santa Gallini dod 12/23/1980
CASHMAN PATRICK	5351-231		5/4/1929		1,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2017	412	Redo Bas	38,500	C				
10/16/2015	1579	New Buil	235,000					
10/7/2015	1504	Demoliti	10,000					
5/7/1993	155		1,000					GREENHOUSE 6X6

ACTIVITY INFORMATION

Date	Result	By	Name
3/7/2017	SQ Returned	MM	Mary M
5/25/2016	Permit Visit	PT	Paul T
5/25/2016	Measured	PT	Paul T
3/27/2009	Meas/Inspect	163	PATRIOT
9/29/1999	Meas/Inspect	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

Total AC/HA: 0.12339 | Total SF/SM: 5375 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 465,002 | Spl Credit | Total: 465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2016	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99330550
Const Adj.:	0.99989998
Adj $ / SQ:	124.151
Other Features:	130072
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	812714
Depreciation:	2438
Depreciated Total:	810276

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

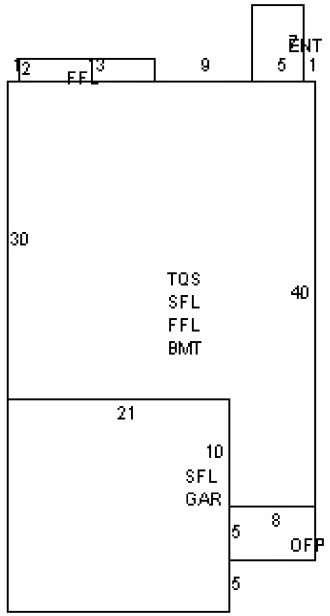
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.26
Special Features:	0	Val/Su Net:	179.91
Final Total:	810300	Val/Su SzAd	264.93

SKETCH



SUB AREA

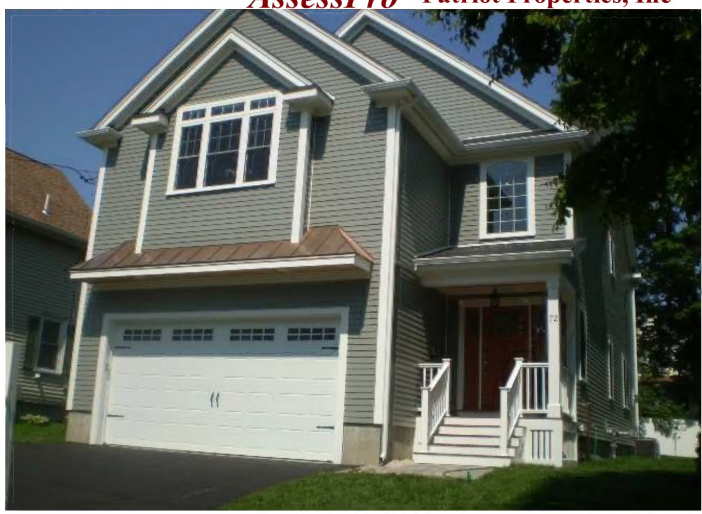
Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,370	124.150	170,087
FFL	First Floor	976	124.150	121,171
BMT	Basement	950	37.250	35,383
TQS	3/4 Story	713	124.150	88,457
GAR	Garage	420	20.950	8,799
OFP	Open Porch	40	44.000	1,760
ENT	ENTRY	35	26.400	924
	Net Sketched Area:	4,504	Total:	426,581
Size Ad	3058.5	Gross Are	4741	FinArea 3059

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	G	GD	2016	7.50	T	3.8	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700